

FOR SALE
HISTORIC WATERMILL
PROPERTY SUITABLE FOR A
VARIETY OF USES

Eddisons



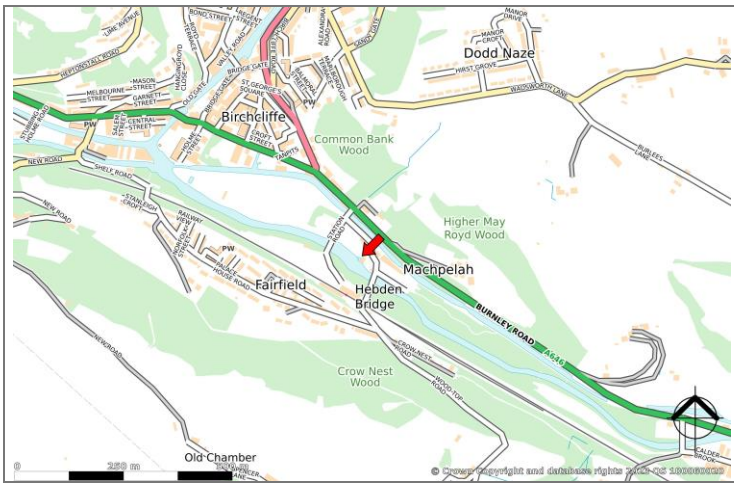
MAYROYD WHEELHOUSE, MAYROYD LANE,
HEBDEN BRIDGE, HX7 8NS

PRICE ON APPLICATION

- Historic Grade II Listed Watermill.
- Idyllic location overlooking the river.
- Fully refurbished to a high standard.
- Suitable for a variety of uses (STP).

AVAILABLE SPACE

First floor 100.52m² (1,082sq ft)



LOCATION

The property is located on Mayroyd Lane off Station Road, within close proximity to the train station and popular town centre of Hebden Bridge.

The premises are approximately 7 miles from Halifax town centre and enjoy amazing views of the River Calder.

DESCRIPTION

The property comprises of a historic watermill building that has been superbly refurbished to modern fit out being of stone construction under a pitched roof.

The ground floor features the preserved remnants of the huge iron waterwheel, which holds exciting possibility for restoration.

The remaining ground floor provides useful garage/workshop/storage element.

The first floor provides a modern open plan accommodation benefitting from painted and plastered walls, LED lightening, toilet and staff facilities, new water-source heat pump, characterful architectural features throughout and an abundance of natural light.

Bi-folding doors open onto a large balcony which enjoys superb views of the River Calder below.

The overall approximate NIA of the first floor is 1,082sq.ft.

Externally the property provides a private and secluded small garden area overlooking the river.

RATEABLE VALUE

Description / Offices and Premises

Rateable value / £9,900

EPC

An EPC has been commissioned.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available freehold and with vacant possession.

Price on application – unconditional offers only.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
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SUBJECT TO CONTRACT
FILE REF / 731.4468A (175255)

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